

Estates Team
Stapleford Care Centre
Church Street
Stapleford
Nottingham
NG9 8DB

27 March 2020

RESPONSE TO PLANNING APPLICATION REF 2020/0184/OUT
Land Off, Ashland Road West, Sutton in Ashfield, Nottingham

Impact of new development on GP practice	The development is proposing 300 (A) dwellings which based on the average household size (in the Ashfield DC area) of 2.5 per dwelling would result in an increased patient population of approx 750 (B) (2.5 x A) .	
	The calculation below shows the likely impact of the new population in terms of number of additional consultations. This is based on the Dept. of Health calculation in HBN11-01: Facilities for Primary and Community Care Services.	
	Consulting room	
	Number of Dwellings	A 300
	Proposed population	B 750
	Access rate (per patient per year)	5.26
	Anticipated annual contacts	3945
	Assume 100% patient use of room	3945
	Assume surgery open 50 weeks per year	79 contacts per week
	Appointment duration	15 mins
	Patient appointment time per week	19.7 hours
	Treatment room	
	Number of Dwellings	A 300
	Proposed population	B 750
	Access rate (per patient per year)	5.26
Anticipated annual contacts	3945	
Assume 20% patients use room	789	
Assume surgery open 50 weeks per year	16 contacts per week	
Appointment duration	20 mins	
Patient appointment time per week	5.3 hours	

<p>GP practice most likely to be affected by growth and therefore directly related to the housing development</p>	<p>It is unlikely that NHS England or Mid Notts CCG would support a single handed GP development as the solution to sustainably meet the needs of the housing development and that the health contribution would ideally be invested in enhancing capacity/infrastructure with existing local practices. The Practices that will be affected by the development are in Mansfield North Primary Care Network. This includes:</p> <ul style="list-style-type: none"> • Brierley Park Medical Practice • Willowbrook Medical Practice • King's Medical Centre 							
<p>Necessary to make the development acceptable in planning terms</p>	<p>All practices in the area are working at capacity and therefore in order to make this development acceptable from a health perspective the infrastructure will need to be developed to accommodate the increased population. Infrastructure financing in the form of S106 will therefore be required to ensure that there is adequate primary care health facilities in the area</p>							
<p>Plans to address capacity issues</p>	<p>All Practices are currently reviewing their options as to how they may accommodate the increased number of patients due to this housing development. It is likely that the plans will include either reconfiguration or extension of existing premises or a new build that this S106 contribution will contribute towards.</p>							
<p>Fairly and reasonably related in scale and kind to the development.</p>	<p>The indicative size of the premises requirements has been calculated based on current typical sizes of new surgery projects factoring in a range of list sizes recognising economies of scale in larger practices. The cost per sq m has been identified by a quantity surveyor experienced in health care projects.</p> <p>This is the cost of providing additional accommodation for 750 (B) patients:</p> <table border="1" data-bbox="416 987 1497 1312"> <tr> <td style="text-align: center;">(B) Additional patients to be accommodated 750</td> <td style="text-align: center;">x</td> <td style="text-align: center;">(D) Standard area m²/person Based on total list size of approx. 0.085m²</td> <td style="text-align: center;">x</td> <td style="text-align: center;">(E) Cost of extension including fees £/m² £2,550</td> <td style="text-align: center;">=</td> <td style="text-align: center;">Total cost (B) x (D) x (E) £162,562</td> </tr> </table>	(B) Additional patients to be accommodated 750	x	(D) Standard area m ² /person Based on total list size of approx. 0.085m²	x	(E) Cost of extension including fees £/m ² £2,550	=	Total cost (B) x (D) x (E) £162,562
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<p>Financial contribution requested</p>	<p>£162,562</p>							

<p>Date of response:</p>	<p>27 March 2020</p>
<p>Name/position:</p>	<p>Sue Clarke Estates Officer noweccg.estates@nhs.net</p>